



CITY OF MANCHESTER, NH
ZONING BOARD ADJUSTMENT
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Date: September 7, 2006

DECISIONS OF THE SEPTEMBER 6, 2006 ZBA PUBLIC HEARING AND BUSINESS MEETING

PUBLIC HEARING

CONTINUED FROM THE JULY 6, 2006 PUBLIC HEARING

Tabled: Case #78-ZO-2006 – Attorney Andrew Sullivan (Agent) proposes to consolidate adjacent lots and resubdivide into five parcels; creating parcels 2 & 3 with no street frontage and seeks a **variance** from Section 6.02 Lot frontage (parcels 2 & 3) of the Z.O. and RSA 674:41 “Erection of Buildings”, District R-2, as per plans submitted April 4, 2006 at **23 & 41 Jewett St. – Withdrawn August 15, 2006**

NEW CASES

1. Case #120-ZO-2006 – Attorney Andrew Sullivan (Agent) proposes to remove sheds and a portion of existing structure in order to create a buildable lot for a single-family dwelling and maintain existing two-family dwelling and seeks **variances** from Sections 6.02 lot width (Lots 11 & 20) and 6.07 lot area, rear yard setback, lot coverage (Lot 20), District R-1, of the Z.O., as per plans submitted June 3, 2006 at **36 Prince St. - Granted**
2. Case #134-ZO-2006 – Dennis Ryan (Owner) proposes to pave a driveway to create two new parking spaces and seeks **variances** from Sections 10.08 (B) driveway location, 10.09 (B) 1 parking setbacks, District R-1A, as per plans submitted July 26, 2006 at **2-6 Merrow St. - Granted**
3. Case #135-ZO-2006 – Thomas Doyon (Owner) proposes to replace existing deck w/enclosed 10' x 14' porch and an 8' x 7' breezeway attached to existing garage and seeks **variances** from Section 6.07 (2 counts) side and rear yard setback, District R-1B, of the Z.O., as per plans submitted August 11, 2006 at **181 Woodbine Ave. Granted**

4. Case #136-ZO-2006 – Kendall Turner (Agent) proposes to convert the first floor apartment into office space for insurance and financial services and seeks **variances** from Sections 5.10 (H-1) 1 Insurance Offices, 6.08 screening/buffers, 10.03 (D) Accessible Spaces, 10.06 (A) Parking Layout, 10.07 (D) parking maneuvering, 10.08 (C) driveway width and 10.09 (B) parking setbacks, District R-2, of the Z.O., as per plans resubmitted August 14, 2006 at **548 Belmont St. - Denied**
5. Case #137-ZO-2006 – Roland Paradis (Agent) proposes to erect a 30' high freestanding, double-sided sign internally illuminated and seeks a **variance** from Section 9.09 (D) signs, District RDV, of the Z.O., as per plans submitted June 13, 2006 at **220 Union St. – Denied without prejudice.**
6. Case #138-ZO-2006 – Chris Evans (Agent) proposes to convert existing office space to residential dwelling unit and seeks a **variance** from Section 8.04 Lot Area, District C-1, of the Z.O., as per plans submitted July 18 2006 at **150 Orange St. - Granted**
7. Case #139-ZO-2006 - James Eddinger (Owner) proposes to maintain an 18' above ground pool with attached deck and erect an 8' x 8' shed in side yard and seeks **variances** from Sections 6.07 rear yard setback and 8.24 (A) 2 Accessory Structures, District R-1B, of the Z.O., as per plans submitted July 24, 2006 at **375 Gold St. - Granted**
8. Case #140-ZO-2006 – Albert Jernigan (Owner) proposes to maintain an above ground pool w/attached deck and build a 12' x 12' three-seasons room with a 10' x 12' farmer's porch and seeks **variances** from Sections 6.07 street yard setback and 8.24 (A) Accessory Structure, District R-1B, of the Z.O., as per plans submitted August 10, 2006 at **428 Candia Rd. - Granted**
9. Case #141-ZO-2006 – Barlo Signs (Agent), proposes to erect a 61" x 48" single faced non-illuminated freestanding sign and seeks a **variance** from section 9.09D Sign, District CBD, of the Z. O., as per plans submitted August 15, 2006 at **1415 Elm St. - Granted**
10. Case #142-ZO-2006 – Lee V. Tang (Owner), proposes to build a 40' x 7' farmers porch and seeks a **variance**, from section 6.07 front yard setback, District R-1B, of the Z.O., as per plans submitted July 28, 2006 at **44 Goebel St. - Granted**
11. Case #143-ZO-2006 – Matthew Reed (Owner), proposes to remove existing detached shed/garage and rebuild same in new location and seeks a **variance** from section 8.24A Accessory structures, District R-1A, of the Z.O., as per plans submitted August 11, 2006 at **191 Gingras Ave. - Granted**
12. Case #144-ZO-2006- Armand Maurier (Owner), proposes to build two (13' x 30') dormers on each side of dwelling and seeks a **variance** from section 6.07 side yard setback, District R-2, of the Z.O., as per plans submitted July 27, 2006 at **30 Young St. - Granted**
13. Case #145-ZO-2006 – Glen Gervais (Agent), proposes a change in use from machine shop (granted with stipulations by variance case #81-ZO-94) to food processing plant and seeks a **variance** from section(s) 5.10 D 4 use, 6.08 B 1&8 screening/buffers, District R-1B, of the Z.O. as per plans submitted August 11, 2006 at **231 Woodland Ave. – Granted w/stip.**
14. Case #146-ZO-2006 – Howard Shafman (Agent), proposes to maintain single family home and convert the insurance building to a single family home and seeks a **variance**, from section 5.10 A 5 use, District B-2, of the Z.O. as per plans submitted August 14, 2006 at **964 Second St. – Granted**

15. Case #147-ZO-2006-Zlatko Grubescic (Owner), proposes to maintain shed in side yard and seeks a **variance** from section 8.24A accessory structures, District R-1B of the Z.O. as per plans submitted July 31, 2006 at **7 Simone St. - Granted**

16. Case #148-ZO-2006-Patricia McGarry (Owner), proposes to build a handicap ramp on front of home and maintain parking space and seeks a **variance** from section(s) 6.07 front yard setback, 10.09 B parking setback, 10.06 A parking layout, District R-1B of the Z.O. as per plans submitted August 4, 2006 at **39 Maurice St. Granted**

17. Case #149-ZO-2006-Curtis & Deborah Schelzel Trust (Owner), proposes to subdivide lot into two lots, maintain existing garage on lot 11A and create a buildable lot on 11A-1 on an unaccepted way and seeks a **variance** from section 6.07 lot frontage, District R-1B of the Z.O., as per plans submitted August 16, 2006 at **Stark Lane. - Granted**

18. Case #150-ZO-2006 – Stephen Duval (Owner), proposes to install a 4' vinyl fence within wetland setbacks and seeks a **variance** from section 6.09A minimum setback, District RSM of the Z.O. as per plans submitted August 7, 2006 at **947 Countryside Blvd. - Granted**

19. Case #151-ZO-2006- Amoskeag Arch. Group (Agent), proposes to maintain existing 4' x 5' granite ground monument sign 4.8' from front property line and seeks an **equitable waiver** from section 9.09A1 sign, District IND of the Z.O. as per plans submitted August 4, 2006 at **234 Abby Rd. - Granted**

20. Case #152-ZO-2006 – Douglas E Pelczar (Owner), proposes to create a landing over existing stairs and add three stairs and seeks a **variance** from section 6.07 front yard setback, District R-1B of the Z.O. as per plans submitted August 21, 2006 at **30 S Taylor St. - Granted**

21. Case #153-ZO-2006 – Jason Tacoma (Agent), proposes to add photo studio to existing photo lab, printing and publishing business and seeks a **variance** from section 5.10 H-6 2 use, District IND of the Z.O. as per plans submitted August 8, 2006 at **7 Perimeter Rd. - Granted**

BUSINESS MEETING

Request for Rehearing:

Case #98-ZO-2006 – **401 Eve St.** (create four buildable lots). Appealed by Attorney Joe Kelly Levasseur on behalf of Jacques Dupuis, Abutter, on August 7, 2006 - **Denied**

Subsequent Application:

139 Michigan Ave. (convert one-family dwelling to two-family dwelling). Appealed by Vasilike Papajohn. **Denied**

Steven J. Freeman, Chairman

Anyone aggrieved by the decision of the Board may file a Motion for Rehearing within 30 days.